

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000022-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020096392 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 32 AND 33, BLOCK 1, KENTUCKY GARDENS, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "ILLEGIBLE" FROM WHENCE THE SOUTH 1/4 OF SAID SECTION 18 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 27269" BEARS SOUTH 89°52'17" EAST, A DISTANCE OF 2673.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE SOUTH 89°52'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 427.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE NORTH 00°23'23" WEST ALONG THE WEST LINE OF SAID LOT 33, A DISTANCE OF 344.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°23'23" WEST ALONG THE WEST LINE OF SAID LOT 33, A DISTANCE OF 10.82 FEET TO A POINT ON THE SOUTHERLY LINE OF MORRISON ROAD;

THENCE NORTH 47°17'39" EAST, ALONG THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 96.90 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN BOOK 7663, PAGE 208;

THENCE SOUTH 87°53'02" EAST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 7663, PAGE 208, A DISTANCE OF 11.35 FEET;

THENCE SOUTH 47°17'39" WEST, PARALLEL AND 8 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 112.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 837 SQUARE FEET, 0.020 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000022-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020096392 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 31 AND 32, BLOCK 1, KENTUCKY GARDENS, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "ILLEGIBLE" FROM WHENCE THE SOUTH 1/4 OF SAID SECTION 18 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 27269" BEARS SOUTH 89°52'17" EAST, A DISTANCE OF 2673.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE SOUTH 89°52'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 427.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE NORTH 00°23'23" WEST ALONG THE WEST LINE OF LOT 33, A DISTANCE OF 344.05 FEET;

THENCE NORTH 47°17'39" EAST, PARALLEL AND 8 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 105.91 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 47°17'39" EAST, PARALLEL AND 8 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 6.32 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN BOOK 7663, PAGE 208;

THENCE SOUTH 87°53'02" EAST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 7663, PAGE 208, A DISTANCE OF 2.84 FEET TO THE SOUTHERLY LINE OF TENNESSEE AVENUE;

THENCE SOUTH 43°03'43" EAST, ALONG SAID SOUTHERLY LINE OF TENNESSEE AVENUE, A DISTANCE OF 119.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 31;

THENCE SOUTH 00°23'23" EAST, ALONG THE EAST LINE OF SAID LOT 31, A DISTANCE OF 4.32 FEET;

THENCE NORTH 43°03'43" WEST, PARALLEL AND 3 FEET SOUTHWESTERLY OF THE SOUTHERLY LINE OF TENNESSEE AVENUE, A DISTANCE OF 114.14 FEET;

THENCE NORTH 69°29'36" WEST A DISTANCE OF 12.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 388 SQUARE FEET, 0.009 ACRES OF LAND, MORE OR LESS.